

# \$980,000 - 306 26023 Twp Road 544, Rural Sturgeon County

MLS® #E4433446

**\$980,000**

4 Bedroom, 3.00 Bathroom, 1,688 sqft

Rural on 0.51 Acres

Northern Lights Estates, Rural Sturgeon County, AB

Welcome to 306 in exclusive community of Northern Lights Estates. This 1600+ bungalow come with a triple attached garage, fully finished 1200+ sq ft basement. Total of 4 bedrooms and 3 full bathroom. The stone and stucco exterior gives a nice modern feel and appeal. The land is 0.51 acres which gives a lot of space for the ones who have "toys". The main floor master is separated from the other rooms in the basement giving the privacy and separation from kids rooms. 3 indoor parking spaces and the driveway is long enough to fit another 6 cars or a long RV or motorhome.

Built in 2014

## Essential Information

MLS® #	E4433446
Price	\$980,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,688
Acres	0.51
Year Built	2014
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	306 26023 Twp Road 544
Area	Rural Sturgeon County
Subdivision	Northern Lights Estates
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0E4

### Amenities

Features	Ceiling 9 ft., Deck
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 70
HOA Fees	300
HOA Fees Freq.	Monthly

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on May 1st, 2025 at 12:17pm MDT